



**Valdosta City Council**

216 East Central Ave  
Valdosta, GA 31601

**SCHEDULED**

Meeting: 03/10/22 05:30 PM  
Department: Planning & Zoning  
Category: Zoning  
Prepared By: Lauren Hurley  
Initiator: Lauren Hurley

**ORDINANCE NO. (ID # 3351)**

DOC ID: 3351

**Consideration of an Ordinance for a Conditional Use Permit for a Self-Storage Mini-Warehouse facility in a Community-Commercial (C-C) Zoning District as requested by Trey Taylor DBA Bemiss Development Partners, LLC (File No. CU-2022-02). The property is located at 4036 Bemiss Road. The Planning Commission reviewed this request at their February 28, 2022 Regular Meeting and recommended approval with four conditions (9-0 Vote).**

**BUDGET IMPACT/FUNDING SOURCE:**

Mr. Trey Taylor, on behalf of Bemiss Development Partners, LLC, is requesting a Conditional Use Permit (CUP) for a Self-Storage Mini-Warehouse facility in a Community-Commercial (C-C) Zoning District. The subject property consists of 5.57 acres located at 4036 Bemiss Road, which is along the east side of the road directly across from the intersection with Cat Creek Road. This site is the former Winn Dixie grocery store and shopping center. The applicant is proposing to convert the vacant larger building (former grocery store --- 46,946-sf) into a climate-controlled self-storage facility. The applicant's conversion will be in the form of interior remodel and only a minor amount of cosmetic changes on the outside, and with no expansions to the building. The applicant is also proposing to utilize the rear and side service areas next to this building, as an outdoor storage rental area for the keeping of recreational vehicles, etc. This area will be accessed via 6' tall security gates next to the front corners of the building. The other smaller building on the site (4,420-sf) will continue to remain as a multi-tenant regular commercial building available for lease.

*\*\*\* This is the same property that was the subject of the exact same CUP request last summer, under a different applicant*